

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, the United States of America, acting by and through the United States Department of Agriculture, is the owner and holder of the following real estate deed(s) of trust, securing an indebtedness therein mentioned, and covering certain real estate hereinafter described located in Desoto County, Mississippi, said deed(s) of trust being duly recorded in the Office of the Chancery Clerk in and for said County and State:

GRANTORS	DATE EXECUTED	TRUST DEED BOOK	PAGE
Unethia F. Owens	January 6, 1988	426	194

And default having been made in the payment of said indebtedness;

And the United States of America, as Beneficiary, having authorized and instructed the Substitute Trustee to foreclose said deed(s) of trust by advertisement and sale at public auction as required by law;

The said Substitute Trustee caused a due notice to be published in the Desoto Times Today, a newspaper published in the City of Hernando, said County and State, and on August 20, 1998, posted alike notice on the bulletin board of the County Courthouse in Hernando, Mississippi, that certain lands herein after described would on September 14, 1998, be sold at public auction at the East front door of said Courthouse to the highest bidder for cash by virtue of the authority vested in the said Substitute Trustee by said deed(s) of trust, which said notice was published in said newspaper in the issues of August 20, August 27, September 3 and September 10, 1998.

And said lands having been sold by said Substitute Trustee on September 14, 1998, within legal hours (being between the hours of 11:00 AM and 4:00 PM), in the manner prescribed in and by said deed(s) of trust and in accordance with the laws of the State of Mississippi, and at the place aforesaid in pursuance of said notice, offered for sale at public auction to the highest bidder for cash, and

United States of America--Rural Development,
having been the highest bidder therefore and having bid the sum of
TWENTY-EIGHT THOUSAND FOUR HUNDRED SEVENTY-SEVEN DOLLARS AND NO/100----- Dollars
(\$ 28,477.00), the said United States of America--Rural Development
was duly declared the purchaser thereof.

NOW, THEREFORE, in consideration of the sum so bid, I, Richard J. Hill, as Substitute Trustee, do hereby convey and sell to the said
UNITED STATES OF AMERICA -- Rural Development, P O Box 488, Hernando, MS 38632

the following described land situated in Desoto County, Mississippi, to-wit:

(SEE ATTACHED LEGAL DESCRIPTION)

STATE MS. - DESOTO CO.
FILED

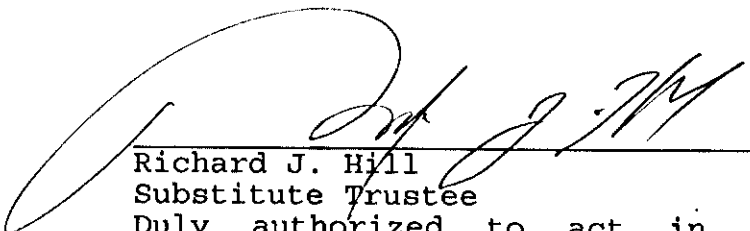
OCT 7 3 30 PM '98

BK 341 PG 125
W.E. DAVIS CH. CLK.

being the same property described in said deed(s) of trust and the same property sold and purchased at said sale.

I, Richard J. Hill, Substitute Trustee, convey only such title as is vested in me as Substitute Trustee.

IN WITNESS WHEREOF, I have caused these presents to be signed the 14th day of September, 1998.


Richard J. Hill
Substitute Trustee

Duly authorized to act in the premises by instrument dated March 7, 1994, and recorded in Book 1, Page 23, of the records of the aforesaid County and State.

ACKNOWLEDGEMENT

STATE OF MISSISSIPPI)
)SS:
COUNTY OF DESOTO)

Personally appeared before me, W. E. Davis by: M. J. Heffner, a notary public in and for the County and State aforesaid Richard J. Hill, Substitute Trustee, who acknowledged that he signed and delivered the foregoing Substitute Trustee's Deed on the day and year therein mentioned.

Given under my hand this 14 day of September, 1998.

(SEAL)

My Commission Expires:

MY COMMISSION EXPIRES

JAN. 3, 2000

W. E. Davis Chancery Clerk
NOTARY PUBLIC

By: M. J. Heffner D.C.

Grantor: Richard J. Hill, Substitute Trustee for the United States of America; Post Office Box 488; Hernando, Mississippi 38632; telephone (601) 429-8687

Grantee: United States of America, P O Box 488, Hernando, MS 38632
(601) 429-8687

Part of the Southwest Quarter of Section 8, Township 3 South, Range 6 West, DeSoto County, Mississippi and more particularly described as follows, to wit: COMMENCING at the intersection of the centerline of Craft Road with the north line of said quarter section, said point being 585 feet east of a point accepted as the northwest corner of said quarter section; thence run North 89 degrees 26 minutes 44 seconds East a distance of 40.00 feet along said north quarter-section line to a half-inch steel bar on the east right of way line of Craft Road, said point being the point of beginning; thence continue North 89 degrees 26 minutes 44 seconds East a distance of 504.66 feet along said north quarter-section line to a half-inch steel bar; thence run South 02 degrees 05 minutes 08 seconds West a distance of 130.00 feet to a half-inch steel bar; thence run South 89 degrees 26 minutes 44 seconds West a distance of 504.66 feet to a half-inch steel bar on said east right of way line; thence run North 02 degrees 05 minutes 08 seconds West a distance of 130.00 feet along said right of way line to the point of beginning, containing 1.50 acres. Bearings are based on true north as determined by solar observation.

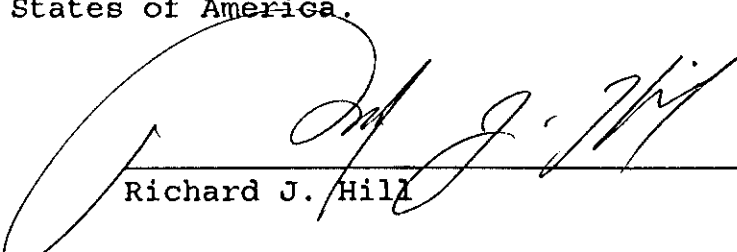
AFFIDAVIT OF FORECLOSURE PROCEEDINGS

STATE OF MISSISSIPPI)
) SS:
 COUNTY OF DESOTO)

Richard J. Hill, being first duly sworn on oath, deposes and says that on August 20, 1998, as Substitute Trustee, he posted a copy of the Notice annexed to the foregoing Publisher's Affidavit on the bulletin board of the County Courthouse in Hernando, Mississippi; that further, he was authorized and instructed by the Beneficiary to foreclose certain deed(s) of trust by advertisement and sale; that he acted as auctioneer for the sale of the premises described in the notice annexed to the foregoing Publisher's Affidavit and that pursuant to such Notice of Sale, he sold said premises at public auction at the place and at the time of sale mentioned therein, to wit: At the hour of 3:30 p.m. on September 14, 1998, at the East front door of the County Courthouse in the aforesaid County where said premises are situated; and that said premises were then and there purchased by

United States of America--Rural Development

for the sum of \$ 28,477.00, said purchaser being the highest bidder, and said sum being the highest sum bid; and deponent further says that said sale was conducted fairly, honestly, and according to the terms of said deed(s) of trust and the laws of the State of Mississippi, and that to the best of his knowledge and belief, the Grantor(s) are not members of the Armed Services of the United States of America.


 Richard J. Hill

Subscribed and sworn to before me this 14 day of September
1998.

(S E A L)

My Commission Expires:

MY COMMISSION EXPIRES
JAN. 3, 2000

W.E. Davis Chancery Clerk
 NOTARY PUBLIC

By: m. J. Huffer D.C.



PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI
COUNTY OF DESOTO

SEP 14 1998

RUTH DOBBS personally appeared before me the undersigned in and for said County and State and states on oath that she is the **CLERK** of the DeSoto Times Today, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 4 consecutive times, as follows, to-wit:

NOTICE OF SALE

WHEREAS, the United States of America, acting by and through the United States Department of Agriculture, is the owner and holder of the following real estate deed(s) of trust, securing an indebtedness therein mentioned and covering certain real estate hereinafter described located in DeSoto County, Mississippi, said deed(s) of trust being duly recorded in the Office of the Chancery Clerk in and for said County and State:

GRANTORS: Unethia F. Owens
DATE EXECUTED: January 6, 1988
TRUST DEED BOOK: 428
PAGE: 194

WHEREAS, default has occurred in the payment of the indebtedness secured by said deed(s) of trust, and the United States of America, as Beneficiary, has authorized and instructed me as Substitute Trustee to foreclose said deed(s) of trust by advertisement and sale at public auction in accordance with the statutes made and provided therefor.

THEREFORE, notice is hereby given that pursuant to the power of sale contained in said deed(s) of trust and in accordance with the statutes made and provided therefor, the said deed(s) of trust will be foreclosed and the property covered thereby and hereinafter described will be sold at public auction to the highest bidder for cash at the East front door of the County Courthouse in the city of Hernando, Mississippi, in the aforesaid County and will sell within legal hours (being between the hours of 11:00 AM and 4:00 PM) on September 14, 1998, to satisfy the indebtedness now due under and secured by said deed(s) of trust. I will convey only such title as is vested in me as Substitute Trustee.

The premises to be sold are described as:

Part of the Southwest Quarter of Section 8, Township 3 South, Range 6

West, DeSoto County, Mississippi and more particularly described as follows, to-wit: COMMENCING at the intersection of the centerline of Craft Road with the north line of said quarter section, said point being 585 feet east of a point accepted as the northwest corner of said quarter section; thence run North 89 degrees 26 minutes 44 seconds East a distance of 40.00 feet along said north quarter-section line to a half-inch steel bar on the east right of way line of Craft Road, said point being the point of beginning; thence continue North 89 degrees 26 minutes 44 seconds East a distance of 804.86 feet along said north quarter-section line to a half-inch steel bar; thence run South 02 degrees 06 minutes 06 seconds

West a distance of 130.00 feet to a half-inch steel bar; thence run South 89 degrees 26 minutes 44 seconds West a distance of 804.86 feet to a half-inch steel bar on said east right of way line; thence run North 02 degrees 05 minutes 06 seconds West a distance of 130.00 feet along said right of way line to the point of beginning, containing 1.50 acres. Bearings are based on true north as determined by solar observation.
Richard J. Hill
Substitute Trustee
Duly authorized to act in the premises by instrument dated March 7, 1994, and recorded in Book 1, Page 23, of the records of the aforesaid County and State.
Aug. 20, 27, Sept. 3, 10, 1998

Volume No 103 on the 20 day of August, 1998

Volume No 103 on the 27 day of August, 1998

Volume No 103 on the 3 day of September, 1998

Volume No 103 on the 10 day of September, 1998

Volume No. _____ on the _____ day of _____, 19____

Ruth Dobbs
(TITLE)

Sworn to and subscribed before me, this 10 day of September, 1998

Barbara J. Burken

BY Notary Public

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE

MY COMMISSION EXPIRES: OCT. 31, 1998

My commission expires:

BONDED THRU NOTARY PUBLIC UNDERWRITERS

A. Single first insertion of 526 words @ .12 \$ 63.12

B. 3 subsequent insertions of 1578 words @ .10 \$ 157.80

C. Making proof of publication and depositing to same \$ 8.00

House Display 326.40
TOTAL PUBLISHER'S FEE: \$ 550.32